



City of Memphis Division of Housing and Community Development

***Public Hearing
April 7, 2010***

***A C Wharton, Jr., Mayor
Robert Lipscomb, Director***

Agenda

- Amendments to the Consolidated Plan for Fiscal Year 2010
- Three-Year Strategy for FY2011-2013 – Priority Needs, Objectives, Performance Measures
- FY2011 Annual Action Plan
- Receive feedback/input on all

Consolidated Plan

- Collaborative Process
- Establishes vision for community and course for revitalization
- Application for entitlement funds
- Aimed to build on local assets and coordinate a response in the community

Consolidated Plan Components

Consists of a Three-Year Strategy and Annual Action Plan that addresses:

1. Housing
2. Homeless
3. Special Needs
4. Neighborhood Economic & Community Development

Develop Strategic Plan (Three-Year Strategy)

- **Needs**
- **Goals** (For very-low to moderate income persons)
 - Provision of decent housing
 - A suitable living environment
 - Expanded economic opportunities
- **Specific Objectives**
 - Housing
 - Homeless
 - Special Needs
 - Community Development
- **Annual Goals**
- **Benchmarks**

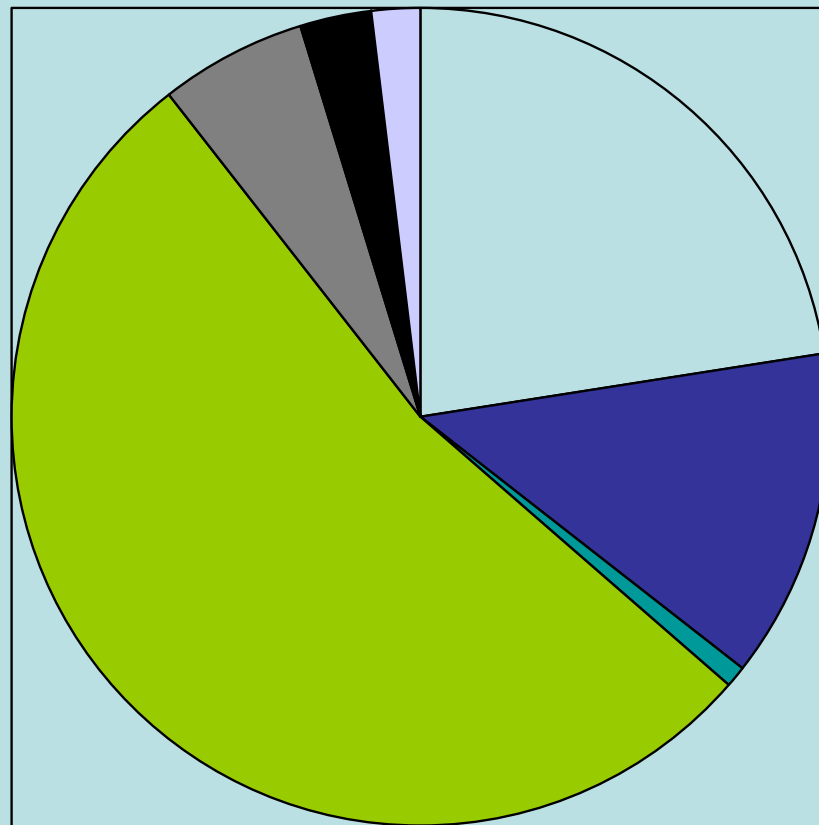
Amendments to FY 2010 Consolidated Plan/Annual Plan

Priority Area and Program Year	Description of Change and Amount	The Impact
Source: FY 10/PY 09 CDBG Line-of-Credit An Interim Loan which will be re-paid within 24 months from distribution [Economic Development]	Amend: CDBG Float-Fund Project – Memphis Pyramid Redevelopment Project reduced from \$5,000,000 to \$3,200,000	Economic Development Job Creation
Source: Section 108 Loan Guarantee of \$9,914,000 and a \$2,000,000 BEDI Grant [Economic Development]	Receipt funds from BEDI Grant and Section 108 Loan totaling \$11,914,000 toward the debt refinancing and rehabilitation of the Memphis Pyramid Redevelopment Project	Economic Development Job Creation 566 Full Time Equivalent Jobs
Source: FY 09 CDBG HARP Single-family Rehab (\$250,000 and Targeted Multi-family (\$339,137.70) [Housing]	Adjust FY 2009 (PY2008) CDBG Program Income Projections: Reduce by \$589,137.70 due to under-collection	Decreases FY 2009 funding for Housing
Source: FY 09 CDBG HARP Single-family Rehab (\$4,239.93 [Housing]	Adjust FY 2009 (PY2008) HOME Program Income Projections: Reduce by \$4,239.93 due to under-collection	Decreases FY 2009 funding for Housing
Source: FY 09 CDBG Targeted Single and Multi-family Program (\$100,000) [Housing], FY09 CDBG Neighborhood Plans (\$34,300), FY07 CDBG Plan and Mat Development (\$17,500), and FY07 Planning (\$38,200)	Create New Project: Reduce Targeted Single and Multi-family Program and Planning Activities - Create Step Prep - \$190,000	Increase Non-housing Community Development
Source: FY 09 HOME (\$750,000) Un-programmed funds [Housing]	Re-Program FY 09 HOME funds – Create New Project FY 2011 Multi-family/SF Housing \$750,000	No net impact
Source: FY 09 CDBG Targeted Single and Multi-family Program (\$175,502) [Housing]	Create New Project: Reduce Targeted Single and Multi-family Program by \$175,502 – Create Mid-South Junior Golf Association 1st Tee Project \$175,502	Increase Non-housing Community Development (youth activities)
Source: FY 07 CDBG Targeted Single and Multi-family Program (\$300,000) [Housing]	Create New Project: Reduce Targeted Single and Multi-family Program by \$300,000 - Create Exchange Building Loan Guarantee \$300,000	No net impact
Source: FY 2007 CDBG Memphis Center Independent Living (\$12,041.11) and LeMoyné HOPE VI (\$281.61) [Special Needs]	Close-out projects – Return funds to Community services grants for re-programming (\$12,322.72)	No net impact
Sources: Various Awards – Admin (\$2,301,259.32) Multifamily/Rental (\$118,000.00) Binghampton-Tillman (\$310,171.84); Leath-Bayou (\$152,836.03); New Chicago Acquisition (\$3,931.44); HARP (\$263,801.37) Totaling \$3,200,000 [Housing and Admininstraion]	Create New Project: Close-out various Administrative awards – Create Pyramid Acquisition Project \$3,200,000	Economic Development Job Creation
Sources: Various Projects CDBG Awards FY 06 Program Income (\$32,930.57); FY 08 (\$50,894); FY 07 (\$397,580); FY 05 (\$278,000); FY 09 Closed Activity (\$240,595.43)	Re-Program CDBG funds to FY 2011– Create 2 New Projects – Nucor Steel (\$500,000) and Beale Street Landing (\$500,000)	Economic Development Job Creation

Estimated FY 2011 Funds

Program Name	Estimated Funds	Percent of Total
CDBG Program	\$8,768,683.00	44%
CDBG Projected Program Income	\$2,203,420.00	12%
Re-Programmed CDBG	\$1,000,000.00	4.9%
HOME Program	\$4,921,520.00	25%
HOME Program Income	\$20,000.00	.1%
Re-Programmed HOME	\$750,000.00	4%
ESG Program	\$357,054.00	2%
HOPWA Program	\$1,701,201.00	8%
TOTAL	\$19,835,006.70	100%

FY 11 Entitlement Funds Expected



- ☐ CDBG
- ☐ HOME
- ☐ ESG
- ☐ HOPWA
- ☐ CDBG Program Income
- ☐ CDBG Reprogrammed
- ☐ HOME Program Income
- ☐ HOME Reprogrammed

Housing

Memphis will support housing programs aimed at expanding housing choices that are located in communities which are accessible and convenient to services, jobs, and amenities

Housing Priority Needs

- Removal of regulatory barriers to expand the supply of quality affordable housing
- Accessibility
- Expanding and supporting financing mechanisms for affordable housing development
- Housing preservation

Housing Objectives

1. Emphasize keeping families in their homes
2. Increase housing choices
3. Support housing development plans that will create patterns that are convenient, walkable, and have access to services

2011-2013 Housing Performance Measures

- Provide Tenant Based Rental Assistance to seniors and disabled persons 150 Units
- Support multi-family housing projects and programs that assist low and very-low income renters with large families 300 Units
- Provide funding to Community Housing Development Organizations for rental housing projects 30 Units
- Develop accessibility modification program 45 units
- Increase percentage of accessible units 10% minimum
- Provide housing rehabilitation assistance to low and moderate-income homeowners 175 Units
- Provide minor home repair to seniors and disabled persons 375 Units
- Provide down payment assistance to new homeowners 75 Clients
- Provide homeownership and credit counseling to new and existing homeowners 600 Clients
- Collaborate with lenders and non-profits to develop home improvement and loan programs as alternative to predatory lending 1 Program

2011 Housing Performance Measures

- Provide Tenant Based Rental Assistance to seniors and disabled persons 50 Units
- Support multi-family housing projects and programs that assist low and very-low income renters with large families 100 Units
- Provide funding to Community Housing Development Organizations for rental housing projects 10 Units
- Develop accessibility modification program 15 units
- Increase percentage of accessible units 10% minimum
- Provide housing rehabilitation assistance to low and moderate-income homeowners 60 Units
- Provide minor home repair to seniors and disabled persons 125 Units
- Provide down payment assistance to new homeowners 25 Clients
- Provide homeownership and credit counseling to new and existing homeowners 200 Clients
- Collaborate with lenders and non-profits to develop home improvement and loan programs as alternative to predatory lending 1 Program

FY 2011 Proposed Housing Activities and Funding

Project Name	Funding Source(s)	Funding Amount
CHDO Projects	HOME/ HOME Reprogrammed	\$742,563 \$750,000.00
Minor Home Repair	CDBG Program Income	\$1,000,000.00
Volunteer Housing Program	CDBG Program Income	\$100,000.00
DPA-American Home Dream	HOME	\$200,000.00
Millcreek Section/University Place 108 Loan Repayment	CDBG Re-programmed	\$499,881.00
Targeted Rental/Multi-Family Housing Development	HOME	\$1,500,000.00
HARP Major Rehab	CDBG HOME CDBG Program Income HOME Program Income	\$71,299.68 \$665,291.00 \$88,539.00 \$20,000.00

FY 2011 Proposed Housing Activities and Funding

Tenant Based Rental Assistance (TBRA)	HOME	\$600,000.00
TBRA Housing Services	CDBG	\$181,000.00
Accounting Program Delivery	CDBG	\$378,929.36
IS Program Delivery	CDBG	\$80,000.00
Real Estate Program Delivery	CDBG	\$241,405.12
HARP Program Delivery	CDBG	\$496,522.24
Design Program Delivery	CDBG	\$79,710.18
Finance Program Delivery	CDBG	\$404,638.32
Portfolio Management Program Delivery	CDBG	\$311,848.68
TOTAL		\$8,971,556.94

Neighborhood, Economic & Community Development Goals

**Memphis will create
Neighborhoods of Choice
where citizens want to live,
work, and invest**

Neighborhood/Economic & Community Development Priority Needs

1. Create neighborhoods where people choose to live, work, and invest
2. Retention of small business and expansion of small business opportunities
3. Provide public services and facilities that address the needs of low and moderate income persons and communities
4. Financial resources and physical infrastructure support for economic and neighborhood development

Neighborhood/Economic & Community Development Long Term Objectives

- To redevelop Targeted Areas and neighborhoods
- To provide capital and financial resources to support small business development and job creation & employment training
- To increase the number of neighborhood and public facilities in targeted areas
- To give preference to grant requests from organizations and businesses that provide employment training and job opportunities that provide a living wage
- To give preference to grant requests from non-profit organizations that **provide essential, supportive and public services** to elderly persons and to programs that seek to improve the self-sufficiency of very-low to moderate-income persons

Neighborhood/Economic & Community Development Short Term Objectives

- Infrastructure Improvements
- Develop Neighborhood Plans

2011-2013 Neighborhood, Economic and Community Development Performance Measures

- Create new jobs 30 new jobs
- Retain jobs 700 jobs
- Provide job skills, training and employment 75 people
- Redevelopment of Target Neighborhoods 3 areas
- Support neighborhood revitalization projects 2 neighborhoods
- Develop Neighborhood Plans 5 Plans
- Summer Youth Activities 2000 Youth
- Educational Achievement 100 Youth & Parents
- Support programs that seek to enable self-sufficiency 2 Programs
- Support help-care/homemaker services for the elderly 500 Persons
- Assist in the development of public facilities 2 Facilities

2011 Neighborhood Economic and Community Development Performance Measures

- Create new jobs 10 new jobs
- Retain jobs 233 jobs
- Provide job skills, training and employment 25 people
- Start redevelopment of targeted area 1 targeted area
- Support neighborhood revitalization projects 1 neighborhood
- Summer Youth Activities 650 Youth
- Educational Achievement 35 Youth & Parents
- Support programs that seek to enable self-sufficiency 1 programs
- Support help-care/homemaker services for the elderly 165 persons
- Support development of public facilities 1 facility

FY 2011 Proposed Neighborhood, Economic & Community Development Activities and Funding

Project Name	Funding Source(s)	Funding Amount
Girls Inc.	CDBG	\$40,200
The Memphis Food Bank	CDBG	\$75,000
MALS Fair Housing Center	CDBG Program Income	\$190,000
MALS Fair Housing Enforcement	CDBG	\$70,000
Harbor Dredging Project	CDBG Reprogrammed	\$500,000
Summer Enrichment Sports Program	CDBG Program Income	\$200,000
Personal and Career Development	CDBG	\$50,000
Douglas Bungalow Crump Program Delivery	CDBG	\$36,000
Property Maintenance	CDBG	\$175,000
Helpcare Homemaker Srvs (Title XX Match)	CDBG	\$186,615
Community & Economic Development Projects	CDBG Program Income	\$500,000

FY 2011 Proposed Neighborhood, Economic & Community Development Activities and Funding

Community Development Loan Guarantee	CDBG	\$250,000
Beale Street Landing	CDBG Reprogrammed	\$500,000
Director's Office Program Delivery	CDBG	\$238,035.64
HR Program Delivery	CDBG	\$208,183.17
Compliance Program Delivery	CDBG	\$631,174.27
Planning Program Delivery	CDBG	\$204,060.42
Central Office Program Delivery	CDBG	\$123,600.00
Community Development Program Delivery	CDBG	\$505,251.86
TOTAL		\$4,683,120.36

Special Needs Goals

To ensure services and housing options that will be available to Special Needs populations.

Needs of the Special Needs Population

1. PERMANANENT SUPPORTIVE HOUSING
2. SUPPORTIVE SERVICES
3. TENANT-BASED RENTAL ASSISTANCE
4. PUBLIC FACILITIES

Special Needs Objectives

- **Special Needs Objective I:** To make funding available that will assist the development of permanent supportive housing for Special Needs sub-populations
- **Special Needs Objective II:** To continue to give preference to funding requests that propose to provide supportive services to Special Needs sub-populations
- **Special Needs Objective III:** To make funding available that will respond to the increase demand for tenant-based rental assistance for income eligible persons within the Special Needs sub-populations
- **Special Needs Objective IV:** To continue to give preference to funding requests that propose to develop new or rehabilitate public facilities which provide supportive services to income eligible Special Needs sub-populations

2011-2013 Special Needs Performance Measures

- Provide funding that will help to develop new permanent supportive housing for income eligible Special Needs sub-populations 21 units
- Fund supportive service programs to assist income eligible Special Needs sub-populations 2000 families & individuals
- Increase the number of eligible persons within the Special Needs sub-populations that can receive tenant-based rental assistance 225 individuals
- Fund improvements to public facilities that will assist income eligible Special Needs sub-populations 2 facilities

2011 Special Needs Performance Measures

- Provide funding that will help to develop new permanent supportive housing for income eligible Special Needs sub-populations 7 units
- Fund supportive service programs to assist income eligible Special Needs sub-populations 650 families & individuals
- Increase the number of eligible persons within the Special Needs sub-populations that can receive tenant-based rental assistance 75 individuals
- Fund improvements to public facilities that will assist income eligible Special Needs sub-populations 1 facilities

FY2011 Special Needs Proposed Activities and Funding

Project Name	Funding Source(s)	Funding Amount
CASA	CDBG	\$ 50,000.00
Exchange Club	CDBG	\$ 50,000.00
Friends for Life	CDBG	\$ 49,968.00
Helpcare Homemakers	CDBG	\$ 50,000.00
Hope House	CDBG	\$ 35,000.00
Lowenstein House	CDBG	\$ 50,000.00
Memphis Child Advocacy	CDBG	\$ 50,000.00
Meritan	CDBG	\$ 50,000.00
MIFA (Senior Companion)	CDBG	\$ 32,840.00
HOME Match (Special Needs)	HOME	\$250,000.00
Memphis Center for Independent Living	CDBG	\$ 50,000.00
HOPWA Projects	HOPWA	\$1,650,164.97
Homeless/Special Needs Program Delivery	CDBG	\$476,987.16
TOTAL		\$2,844,960.13

Homeless

To ensure services and housing options that will be available to Homeless populations.

Homeless Priority Needs

- 1. PERMANENT SUPPORTIVE HOUSING FOR CHRONICALLY HOMELESS PERSONS**
- 2. TRANSITIONAL & PERMANENT SUPPORTIVE HOUSING FOR MENTALLY ILL HOMELESS PERSONS and FAMILIES**
- 3. ACCESS TO BENEFITS FOR HOMELESS PERSONS AND FAMILIES**
- 4. EMERGENCY and TRANSITIONAL SUPPORTIVE HOUSING FOR HOMELESS PERSONS & FAMILIES WHO ARE SUBSTANCE ABUSERS**

Homeless Objectives

- **Homeless Objective I:** To assist the development of permanent supportive housing for chronically homeless individuals
- **Homeless Objective II-A:** To assist the development of a range of permanent supportive housing options for homeless families in which the primary caregiver has a mental illness.
- **Homeless Objective II-B:** To develop a local policy that as a requirement of receiving funding to provide transitional and permanent supportive housing, organizations will coordinate and focus outreach efforts to unsheltered, mentally ill people and those in emergency shelters
- **Homeless Objective II-C:** To develop a plan which provides permanent supportive housing for mentally ill homeless persons who are ineligible for program assistance that is restricted to serving chronically homeless persons
- **Homeless Objective III:** - To provide funding for workers who are trained to assist homeless persons, including the mentally ill, to receive Supplemental Security Income (SSI)
- **Homeless Objective IV - A:** To develop incentives and funding that will help transitional housing programs that have underutilized space to develop programs that assist homeless substance abusers
- **Homeless Objective IV - B:** To develop incentives and funding that will encourage the use of existing and the development of new transitional housing and emergency shelters that will serve primary caregivers who are substance abusers who are homeless

2011-2013 Homeless Performance Measures

- **Support the development of permanent supportive housing for chronically homeless individuals** **90 units**
- **Plan to fully utilize permanent supportive housing for chronically homeless individuals**
- **Develop permanent supportive housing for homeless individuals and for women without children who are mentally ill** **20 units**
- **Develop transitional housing units for homeless individuals and for women without children who are mentally ill** **15 units**
- **To identify funding that will provide additional workers that will assist homeless persons and families to receive Supplemental Security Income benefits** **75 homeless persons**
- **Use Emergency Shelter Grant to assist organizations to provide essential services, rehabilitate facilities, prevent homelessness and operate/maintain facilities to homeless persons/families who are substance abusers** **10 persons**
- **Use Community Development Block Grant funds to provide services to homeless persons/families who are substance abusers** **10 persons**

2011 Homeless Performance Measures

- **Support the development of permanent supportive housing for chronically homeless individuals** **30 units**
- **Plan to fully utilize permanent supportive housing for chronically homeless individuals**
- **Develop permanent supportive housing for homeless individuals and for women without children who are mentally ill** **7 units**
- **Develop transitional housing units for homeless individuals and for women without children who are mentally ill** **5 units**
- **To identify funding that will provide additional workers that will assist homeless persons and families to receive Supplemental Security Income benefits** **25 homeless persons**
- **Use Emergency Shelter Grant to assist organizations to provide essential services, rehabilitate facilities, prevent homelessness and operate/maintain facilities to homeless persons/families who are substance abusers** **3 persons**
- **Use Community Development Block Grant funds to provide services to homeless persons/families who are substance abusers** **3 persons**

FY2011 Homeless Proposed Activities and Funding

Project Name	Funding Source(s)	Funding Amount
Door of Hope	CDBG	\$50,000.00
Memphis Family Shelter	CDBG	\$41,268.00
Salvation Army Housing Resource & Referral Ctr	CDBG	\$108,800.00
HOME Match (Homeless)	HOME	\$250,000.00
Lowenstein House (Essential Services)	ESG	\$11,000.00
Memphis Family Shelter (Operations & Mgmt)	ESG	\$35,000.00
The Salvation Army (Operations & Mgmt)	ESG	\$25,000.00
The Salvation Army (Essential Services)	ESG	\$10,094.05
Catholic Charities Inc. (Essential Services)	ESG	\$20,000.00
CAAP, Inc. (OM)	ESG	\$20,000.00
Alpha Omega Veteran Services (Operating & Mgmt)	ESG	\$35,000.00
Case Management, Inc. (Homeless Prevention)	ESG	\$30,000.00
Door of Hope (Essential Services)	ESG	\$15,000.00
Synergy Substance Abuse Center (Operating & Mgmt)	ESG	\$5,000.00

FY2011 Homeless Projects

YWCA (OM)	ESG	\$10,000.00
Karat Place, Inc. (Operating & Mgmt)	ESG	\$15,435.00
Karat Place, Inc. (Essential Services)	ESG	\$8,000.00
AGAPE Child & Family Services (ES)	ESG	\$10,000.00
Barron Heights (ES)	ESG	\$9,000.00
Hospitality Hub (OM)	ESG	\$8,272.25
Hospitality Hub (ES)	ESG	\$4,000.00
MIFA (OM)	ESG	\$25,000.00
MIFA (ES)	ESG	\$5,000.00
MIHN (ES)	ESG	\$15,000.00
SHIELD, Inc. (OM)	ESG	\$23,400.00
TOTAL HOMELESS		\$789,269.30

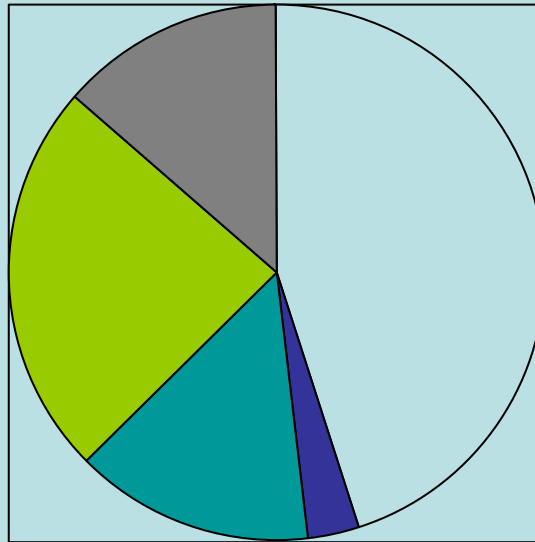
FY2011 Planning & Administration Proposed Funding

GENERAL ADMINISTRATION	\$1,260,302.94
Community Alliance for the Homeless	\$191,699.00
CDC BANK LENDING STUDY	\$29,500
ALLIANCE FOR NONPROFIT EXCELLENCE	\$50,000
HISTORIC PROPERTY SURVEY	\$10,000
INTERN CONTRACTS	\$125,000
NEIGHBORHOOD PLANS	\$100,000
PLANNING & MATERIAL DEVELOPMENT	\$50,000
NEIGHBORHOOD NETWORK GRANT	\$8,400
CHDO OPS/ADMIN	\$247,520
HOME ADMINISTRATION	\$492,152
ESG ADMINISTRATION	\$17,852.70
HOPWA ADMINISTRATION	\$51,036.03
TOTAL	\$2,633,489.67

Fiscal Year 2011 Proposed Allocations by Priority Needs

Priority Need Category	Allocations	Percentages
HOUSING	\$8,971,556.94	45%
HOMELESS	\$789,269.30	3%
SPECIAL NEEDS	\$2,844,960.13	14.5%
NEIGHBORHOOD, COMMUNITY & ECONOMIC DEVELOPMENT	\$4,683,120.36	24%
ADMINISTRATION & PLANNING	\$2,633,489.30	13.5%
TOTALS	\$19,922,396.03	100%

Fiscal Year 2011 Allocations by Priority Needs



- ☐ **Housing**
- ☐ **Homeless**
- ☐ **Special Needs**
- ☐ **Neighborhood, Economic, and Community Development**
- ☐ **Admin and Planning**

**Thank you for your
participation**

**We welcome your questions
and comments at this time**

**Please visit for further input
and information:**

<http://www.memphistn.gov/framework.aspx?page=612>